

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency Meeting
June 19, 2006 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Community Redevelopment Agency met for the purpose of a Regular Community Redevelopment Meeting on Monday, June 19, 2006 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor Daly, Commissioners Balius, Carey, and Osterman, and Town Clerk Vivian Mendez.

Mayor Castro led the Pledge of Allegiance.
Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

Discussion of appointing two (2) CRA board members was added to the agenda.

Motion: A motion was made by Commissioner Balius to approve the agenda as amended; Commissioner Carey made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Approval of Minutes:

CRA Board Meeting minutes of October 17, 2005.

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Vice-Mayor Daly to approve the Meeting Minutes; Commissioner Balius made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other

Joe Peterson of Calvin Giordano showed the Board a poster board that showed the enclosure with a steel frame for durability, which would prevent rusting.

Town Manager Paul Carlisle stated that the dumpster enclosures would be installed along the building, to prevent blocking the alleyway.

Vice-Mayor Daly inquired on the number of dumpster enclosures. Town Manager Paul Carlisle stated that there would be about 19-20 dumpster enclosures, each enclosure holding two (2) dumpsters. Commissioner Osterman asked if Public Works would be able to provide service. Town Manager Paul Carlisle stated that it would be a combined effort between the business owner and the Public Works department. The business would be responsible to roll the light weight plastic dumpster out for Public Works to dump and then the business would roll the dumpster back inside.

Commissioner Balias stated that the plastic dumpsters appear to last longer than the metal. Mayor Castro reviewed the changes that were made to the original plan and its changes. Town Manager Paul Carlisle included that the change in cost was the reason this item was back for Board review.

Town Manager Paul Carlisle referenced the assessment map for the Board. Commissioner Balias inquired about the timeframe before the project starts. Town Manager Paul Carlisle stated the timeframe was about October, 2006. There would be several public hearing held for residents and business owners to attend.

Community Development Director Patrick Sullivan explained the process for moving the project forward, including an assessment process for both the alleyway improvements and the walls. Commissioner Balias questioned the method in which the property owners would be charged for these projects. Patrick Sullivan explained the four (4) types of properties that abut the alleyways and walls as follows:

- 1) Single family are exempt from any assessments.
- 2) Multi family would pay 50% of their frontage to the wall, there are no alleyway.
- 3) Commercial buildings that abut another commercial building do not pay for any wall.
- 4) Commercial buildings that had a multifamily behind it, the multifamily pays a percentage of the wall, whatever the frontage.

Community Development Director, Patrick Sullivan began by explaining the alleyway improvements for Commercial properties. The assessments would be on the tax bills, over 30 years depending on the percentage the property owner owed.

Community Development Director, Patrick Sullivan explained that the walls calculation was completely different because its measured by length. The wall was approximately 395 feet at which \$200.00 a foot was charged, \$100.00 was charged for the assessment. The Town Code gave specific criteria of which property owners would need to have the wall build and charged.

Commissioner Carey inquired about the Town's contribution to this project. Mayor Castro stated that the wall had not been maintained in the past and property owners would be responsible to contribute to the project. The CRA would provide the funds to assist with the over all cost. Town Manager Paul Carlisle explained that the CRA currently had set aside \$75,000.00 for landscaping of Park Avenue. Landscaping through 10th Street would be funded from the \$60,000.00 set aside. The CRA total funded budget was \$212,000.00. Town Manager Paul Carlisle recommended using some of the balance funds toward the project, but not all of the remaining funds.

Town Manager Paul Carlisle stated that the largest cost of this project would be the drainage, and landscaping. The Town would not be able to reassess if the project cost more than budgeted, but the Town could borrow more money to offset the cost.

Vice-Mayor Daly inquired about the phasing process in bidding for this project. Town Manager Paul Carlisle stated that the Town would piggy-back off the State contract, the same was done for the Marina asphalt project.

Mayor Castro suggested starting the project with \$75,000.00 to ensure that the funds are available. Commissioner Balius inquired about feedback from property owners. Town Manager Paul Carlisle explained that some business owners have inquired about the project. Park Avenue Barbeque was awaiting this project for the reopening of their restaurant.

Vice-Mayor pointed out that the longer it takes to begin the project the more it would cost.

Community Development Director Patrick Sullivan explained the process to get the project started as follows: Having a Resolution from the Town Commission approving such project, advertising for a month, and notice to property owners of the effected area. Mayor Castro stated that he would not feel uncomfortable having a Resolution created for this project until completed. Town Manager Paul Carlisle explained that it was necessary to follow all the criteria set for assessments. It was not necessary to have a Resolution done before conducting a workshop of the project. Town Manager Paul Carlisle explained that to begin the assessment process a Resolution was necessary. Mayor Castro explained that conducting a workshop before creating a Resolution allows property owners the availability to be heard, otherwise the property owner might feel that the project was a done deal.

Town Manager Paul Carlisle was directed by the CRA Board to set up a Special Call CRA Workshop before a Regular Commission Meeting in July.

Commissioner Osterman expressed concern with the CRA Board workshop being conducted before a Regular Commission meeting, should any changes need to be conducted, would the item be deferred to further discuss with property owners. Mayor Castro explained that should the Commission prefer to defer the item for further discussion or action, it could be done. Property owners would be heard and their input would be considered.

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Vice-Mayor Daly to approve the plan as modified and proceed forward with a CRA workshop and a Regular Commission meeting to adopt the Resolution; Commissioner Balius made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor			

Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Discussion of expanding scope of alleyway improvements to other areas of the CRA District.

Commissioner Osterman expressed concern with the wall behind the Texaco Gas Station on 10th Street. The wall was recently replaced, at the owners expense, and now the wall would be different than the wall the board was approving to be installed. Commissioner Osterman felt that the permit should had been held since this project was being proposed. Town Manager Paul Carlisle stated that the property owner would not be asked to pay for another wall to be placed. Mayor Castro stated that the owner should not had been allowed to conduct this replacement.

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Commissioner Balius to approve the expanding scope of alleyway improvements to other areas of the CRA District; Vice-Mayor Daly made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

Discussion of landscape improvements to 10th Street.

Town Manager Paul Carlisle explained the beginning of this project. Joe Peterson of Calvin Giordano reviewed the plans showing the medians with trees, landscaping, and lighting. Town Manager Paul Carlisle explained that with the funds set for this project would allow for only a few medians to be installed. The medians would be from 10th Street to just past the Texaco Gas Station.

Town Manager Paul Carlisle pointed out a new Welcome to Lake Park sign that would be installed with a flower bed below to plant annuals. This would replace the current Welcome sign on 10th Street.

Commissioner Balius reviewed the area for better understanding, the project would begin on Park Avenue and 10th Street to as far as \$60,000.00 would allow, possibly two (2) blocks.

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Commissioner Balius to approve the landscaping improvements to 10th Street; Vice-Mayor Daly made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey	X		
Commissioner Osterman	X		
Vice-Mayor Daly	X		
Mayor Castro	X		

Motion passed 5-0.

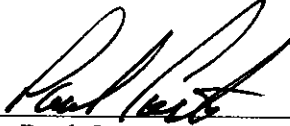
Recruitment of CRA Board members.

Mayor Castro asked for a status on the recruitment process for two (2) CRA Board members. Town Manager Paul Carlisle explained that the Town had advertised in the local paper, the Town's website and Channel 18.


Commissioner Balius suggested the CRA Board members go and talk to residents and business owners in the CRA district.

ADJOURNMENT

There being no further business to come before the CRA Board and after a motion to adjourn by Vice-Mayor Daly and seconded by Commissioner Balius, and by unanimous vote, the meeting adjourned at 8:20 p.m.



Mayor Paul Castro



Town Clerk Vivian Mendez
(Town Seal)

FLORIDA
Approved on this 21 day of February, 200